

Municipal Review Committee Meeting Minutes of June 20, 2005

Attendance: Phil Sgamma, MRC Chairman      Paul Shear, MRC Member  
Lou Depowski, MRC Member      Matt Balling, MRC Member  
Dan Michnik, MRC Member      Rich McNamara, MRC Member  
John Moulin, MRC Member      Jim Hartz  
Jeff Grenzebach      Peter Casilio  
Robert Miller      Steve Carmina  
Several Residents of the Boncrest Area

Minutes of the May 16, 2005 Meeting

ACTION: Motion made by Matt Balling, seconded by John Moulin to accept the minutes with a correction on page one; the Ribbeck Endorsement for the purchase of property rights on Roll Road should be subject to approval of the Town Assessor.

VOTING: Ayes: ALL      MOTION PASSED

**Communications**

Matt Balling informed the board that he spoke with Betty Murtaugh of 5109 Willowbrook Drive off of Greiner Road, between Thompson Road and Shimerville Road, because of a lack of water pressure that she feels is due to excessive real estate development in that part of the Town. Matt Balling told her to contact the proper authorities and agencies.

Matt Balling announced that the NYS Department of State training would be hosting a program on Open Space & Farmland Conservation on June 21, 2005. Rich McNamara will be attending.

**Agenda Item I – Nussbaumer & Clarke – Traffic Study**

Matt Balling introduced Bob Miller of Nussbaumer & Clarke to discuss the traffic study project for the Town of Clarence. From 1999 to 2000 there was a comprehensive traffic study of the Town of Clarence that looked at a number of the roads and networks, and also did traffic and intersection counts. Once that data was collected it was analyzed for the level of service (LOS) for roads and intersections. The traffic counts were projected into the future using the data in Master Plan 2015, while looking at regional growth and anticipated large projects. From this information, Nussbaumer & Clarke is able to determine which roads are seeing acceptable and unacceptable levels of traffic.

Currently, the study has provided the data necessary to apply for CMAQ money to improve the intersection of Greiner and Shimerville Roads. There was some discussion

regarding the possibility of constructing a roundabout at that intersection instead of a traffic signal. There are potential safety and maintenance benefits to the proposal. There is a phase 4 of the study underway to update the traffic numbers on all of the roadways and add some additional road segments to the Town's traffic model.

**Agenda Item II – Casilio Office Building at 8965 Sheridan Drive**

Jim Hartz informed the Board that this project was at the Planning Board a month and a half ago and was referred to Municipal Review Committee for the environmental review process. At the last meeting the Board requested some additional information that was received by the board members and the applicant is present tonight to answer any questions. He stated that the possible action for this project would be to recommend the project to the Town Board for Lead Agency Status.

Present at the meeting are Steve Carmina with Carmina & Wood, Architects & Engineers, and Peter Casilio representing the owner and contractor. The four corners were set out for the building and balloons were flown at the corners. This was photographed and emailed to Jim Hartz. The balloons lasted less than one day. None of the Board members were able to go see the site. The elevation the balloons were set up at a height higher than the building will actually be.

The Board has three concerns about the project. The first being the requirements for the special exception use permit, regarding architectural integrity and conformance with adjacent architectural styles. As there is no architectural style to compare the building with it makes this requirement difficult to fulfill.

The second concern was blasting. Steve Carmina and Peter Casilio assured the Board that there would be no blasting on the site. The Board said the form stated that there would be blasting, but Steve Carmina and Peter Casilio said that was a mistake on the form. Matt Balling asked that the form be corrected.

The third concern was parking. The Board is concerned about the amount of traffic generated by the project, not only for the street the project is on but also for the surrounding areas.

A discussion ensued regarding the size of the building. Steve Carmina sited various buildings throughout Clarence that are similar in size to the proposed project. Also of issue is the possible development of the remaining 2.1 acres of the site in the future. They do not know how it will be developed in the future, but probably along the lines of an office building. The issue of parking will be somewhat determined by the uses that end up in the building, depending largely on the number of medical practices in the building. In the future additional parking can be added should the need arise.

**Municipal Review Committee  
Planning & Zoning Conference Room**

**June 20, 2005  
7:00 p.m.**

ACTION: Motion by Lou Depowski, seconded by Dan Michnik to recommend the project to the Town Board for Lead Agency Status.

QUESTION: The blasting issue must be corrected on the form.

VOTING: Ayes: ALL

MOTION PASSED

Matt Balling brought up the issue of segmentation in regard to the Casilio Office Building. The project starts out with a vacant piece of property that will be subdivided into two lots, one of which will be used for the current project and the other will have a use that will be determined in the future.

The Board established their next meeting date as July 18, 2005 at 7 p.m. with a 6:30 p.m. work session.

Motion by Matt Balling, seconded by John Moulin to adjourn the meeting at 8:20 p.m.